

102.0

0003

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 13,506,100 / 13,506,100
 USE VALUE: 13,506,100 / 13,506,100
 ASSESSED: 13,506,100 / 13,506,100


Patriot
 Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TOWN OF ARLINGTON SCHOOL	
Owner 2: STRATTON SCHOOL	
Owner 3:	
Street 1: 730 MASS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 167,170 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1960, having primarily Brick Exterior and 68200 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 41 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		167170		Sq. Ft.	Site		0	70.	0.50	5									5,850,950						5,851,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
934		167170.000	7,655,100		5,851,000	13,506,100			65878
							GIS Ref		
							GIS Ref		
							Insp Date		
							03/21/14		
							03/21/14		

PREVIOUS ASSESSMENT

Parcel ID								
102.0-0003-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	934	FV	7,655,100	0	167,170.	5,851,000	13,506,100	13,506,100
2019	934	FV	7,445,200	0	167,170.	5,934,500	13,379,700	13,379,700
2018	934	FV	7,445,200	0	167,170.	4,430,000	11,875,200	11,875,200
2017	934	FV	7,445,200	0	167,170.	4,012,100	11,457,300	11,457,300
2016	903	FV	7,445,200	0	167,170.	3,844,900	11,290,100	11,290,100
2015	903	FV	7,445,200	0	167,170.	3,259,800	10,705,000	10,705,000
2014	903	FV	6,641,700	0	167,170.	3,092,600	9,734,300	9,734,300
2013	903	FV	6,641,700	0	167,170.	2,942,200	9,583,900	9,583,900

Parcel ID 102.0-0003-0001.0

SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	5127-498		1/1/1901	Family	
					No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1042	Manual	143,900	7/28/2016				Install duct work
7/21/2016	1018	Renovate	4,450,900	7/21/2016				Interior renovatio
5/19/2016	636	Manual	673,562					Temp modular class
8/24/2015	1179	Solar Pa	250,000	8/24/2015				Install solar pane
5/10/2011	415	New Wind	1					
7/16/2010	837	Manual	499,900					REPAIRS TO SCHOOL

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2014	Meas/Inspect	JBS	JOHN S
5/3/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 58 - School				Full Bath:	Rating:			STRATTON SHCOOL.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 6 - Slab				A 3QBth:	Rating:												
Frame: 3 - Concrete				1/2 Bath: 41	Rating: Good												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 19	Rating: Average												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units:									
Color:				A Kits:	Rating:			FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1960	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G12		Fact: .		Floor:				Totals	RMs: 0	BRs: 0	Baths: 41	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:									
Avg Ht/FL: 14				Phys Cond: GD - Good	28.	%		Additions:									
Prim Int Wall 1 - Drywall				Functional:		%		Kitchen:									
Sec Int Wall:		%		Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 14 - Asphalt Tile				Override:		%		Electric:									
Sec Floors:		%		Total:	28	%		Heating:									
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				General:	0								
Subfloor:				Basic \$ / SQ: 180.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 0.81466275				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 1.04937840													
Insulation: 2 - Typical				Adj \$ / SQ: 153.880													
Int vs Ext: S				Other Features: 137500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 10632123													
% Com Wall		% Sprinkled: 0		Depreciation: 2976994					Juris. Factor: 1.00	Before Depr: 153.88							
				Depreciated Total: 7655129					Special Features: 0	Val/Su Net: 112.24							
									Final Total: 7655100	Val/Su SzAd: 112.24							
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:													
				Serial #:													
				Year:													
				Color:													
PARCEL ID 102.0-0003-0001.0																	
CODES																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
ITEMS																	
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																